



Agenda Item Number: 2006-1-8F

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 10, 2006

Department: Infrastructure Planning and Geo Resources **Staff Contact:** Tim West, Deputy County Manager for Public Works
Steve Miller, Department Director
Ray Orona, ROW Manager

TITLE: Sale of Parcels E-1, E-2 of North Albuquerque Acres

ACTION: Motion to approve:

1. Sale of Parcels E-1 and E-2 of North Albuquerque Acres by Quitclaim Deed to Esmail Haidari, Pursuant to State Statutes 13-6-2 and 13-6-2.1.
2. Administrative Resolution **AR** -2006 supporting approval of the sale.
3. Financial Resolution **FR** -2006 increasing the budget and to accept \$400,000 from the sale of Parcels E-1 and E-2 of North Albuquerque Acres.

SUMMARY:

Notification of RFB #0036-06-RS for the Sale of Paseo del Norte Non Right-of-Way Properties, which included the sale of nine unimproved parcels, was published in the Albuquerque Journal on October 27, 2005. Parcels E-1, E-2, two of the nine parcels, located at the southwest corner of Paseo del Norte and Barstow Boulevard NE, North Albuquerque Acres received one bid on November 23, 2005 from Esmail Haidari in the amount of \$400,000 or \$5.38 per square foot. The market value appraisal by Charles Graham Appraisal and Consulting Services, dated February 25, 2005, estimated the value of this parcel to be \$389,000. Upon the Board's approval, the County must submit a request to the State Board of Finance, including an Administrative Resolution, authorizing the sale and a provision making the sale subject to approval by the State Board of Finance.

The County purchased both properties on August 4, 1997 from Leona Casey and Donald Dwyer for \$297,148 or \$4.00 per square foot for the Paseo del Norte road construction. Bernalillo County Public Works Division has determined that this excess land is no longer required for any other public project and its sale to generate funding for other County/Federal projects is in the best public interest. There are no adverse impacts to any public agency or the well being of the Public. This land will be returned to the private sector increasing the tax base and make funds available to the County for other federally funded projects within Bernalillo County. The sale of these properties will result in a revenue of \$102,852 or 34.61%.

ATTACHMENTS:

1. Quitclaim Deed and Legal Description
2. Copy of Current Appraisal and State Taxation & Revenue Review
3. Sale Justification and Recommendation/BC Public Works
4. RFB Summary
5. One (1) Original Real Estate Purchase Agreement
6. Administrative Resolution AR 2006
7. Financial Resolution FR 2006
8. State Statute 13-6-2
9. State Statute 13-6-2.1

FISCAL IMPACT

Federal Projects Funds BC12-566463-7999 \$400,000

STAFF ANALYSIS SUMMARY**COUNTY MANAGER**

County Public Works determined that these parcels are excess land and is in the best interest of the public to sell and generate funding for other Bernalillo County road projects. I recommend Board approval. TL 01/04/2006

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

I recommend approval of the sale to the one bidder whose bid was above the appraised value. Finalization of sale is subject to State Board of Finance approval. TW 12/20/05

LEGAL

The proposed sale is in accordance with applicable laws and regulations. JSL 12/27/05

FINANCE

Budget	Revenue from the sale of this property will generate funding for other County/Federal projects. If the Board approves the financial resolution, funds will be available in the above line item as soon as the proceeds are received and deposited. Amy Childers, Financial Specialist 12/21/05
Purchasing	Proper purchasing procedures were followed in the solicitation, evaluation, and award of RFB 0036-06-RS. R. Suazo, Purchasing Administrator 12/19/05
Contracts	Contract Control Number 2005-0680 has been issued for the Real Estate Purchase Agreement on the sale of Parcels E-1 and E-2 of North Albuquerque Acres to Esmail Haidari. R. Suazo, Purchasing Administrator 12/20/05
Risk Management	No comment required. David Baca, Risk Management 12/20/05